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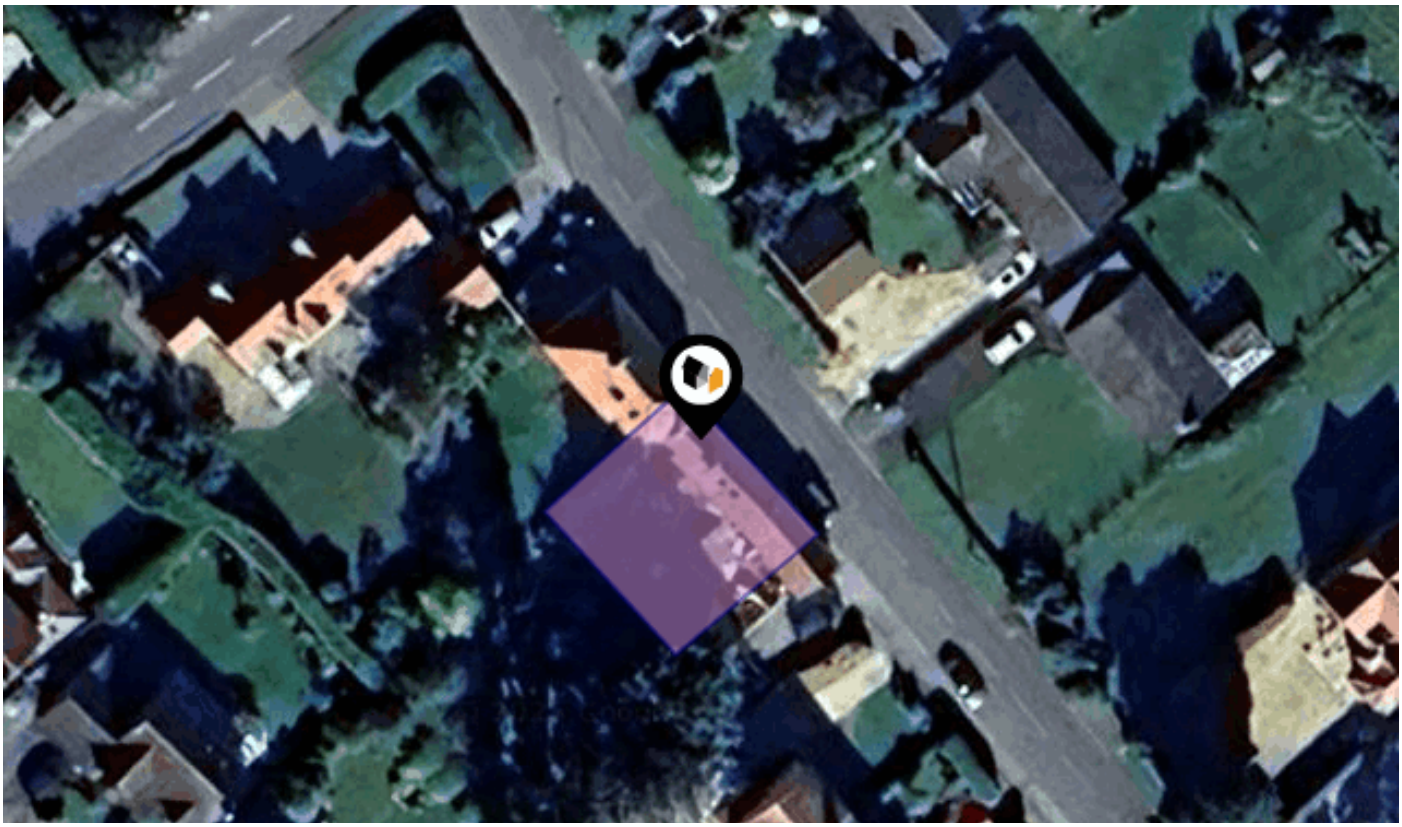
KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 14th May 2025



STATION ROAD, FISKERTON, SOUTHWELL, NG25

Alasdair Morrison & Mundys

22 King Street, Southwell, Nottinghamshire, NG25 0EN

01636 813971

chris.pick@amorrison-mundys.net

amorrison-mundys.net

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Property
Overview

Property

Type:	Semi-Detached	**Tenure:**	Freehold
Bedrooms:	3		
Floor Area:	1,323 ft^2 / 123 m^2		
Plot Area:	0.06 acres		
Year Built :	Before 1900		
Council Tax :	Band D		
Annual Estimate:	£2,582		
Title Number:	NT320100		

Local Area

Local Authority:	Newark and sherwood
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

4	80	-
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)

Satellite/Fibre TV Availability:

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Property
EPC - Certificate

STATION ROAD, FISKERTON, NG25

Energy rating

D

Valid until 08.04.2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 | D	62 | D
39-54	E		
21-38	F		
1-20	G		

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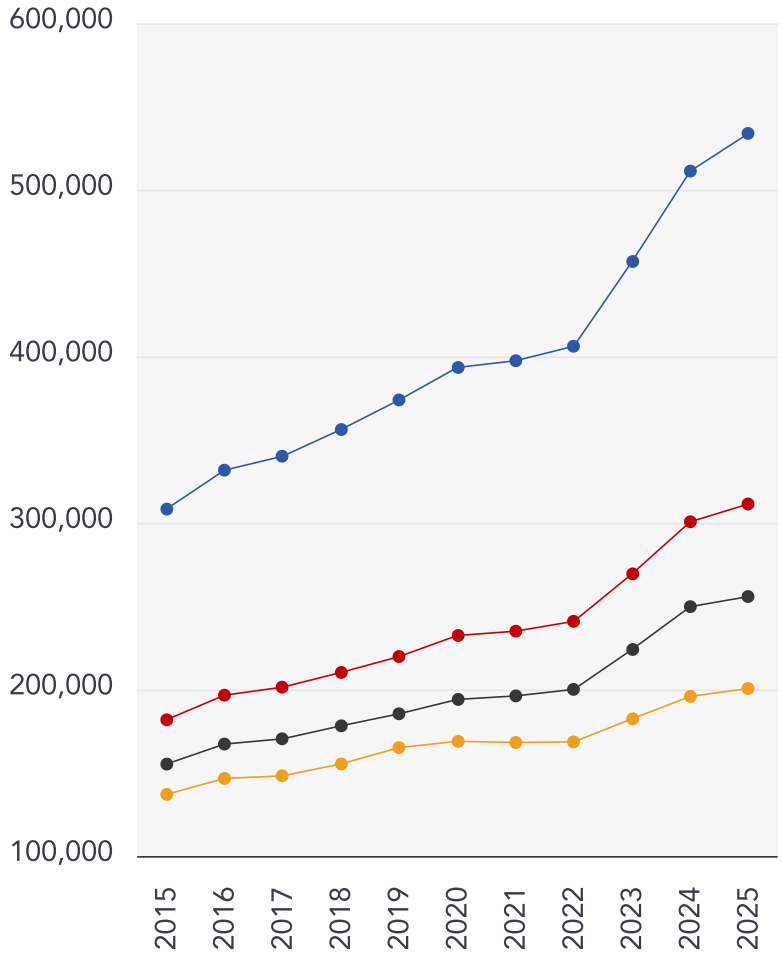
Market
House Price Statistics

10 Year History of Average House Prices by Property Type in NG25



Detached

+73.17%

Semi-Detached

+71.26%

Terraced

+64.82%

Flat

+46.42%

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Maps
Coal Mining

This map displays nearby coal mine entrances and their classifications.

Mine Entry

- Adit
- Gutter Pit
- Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

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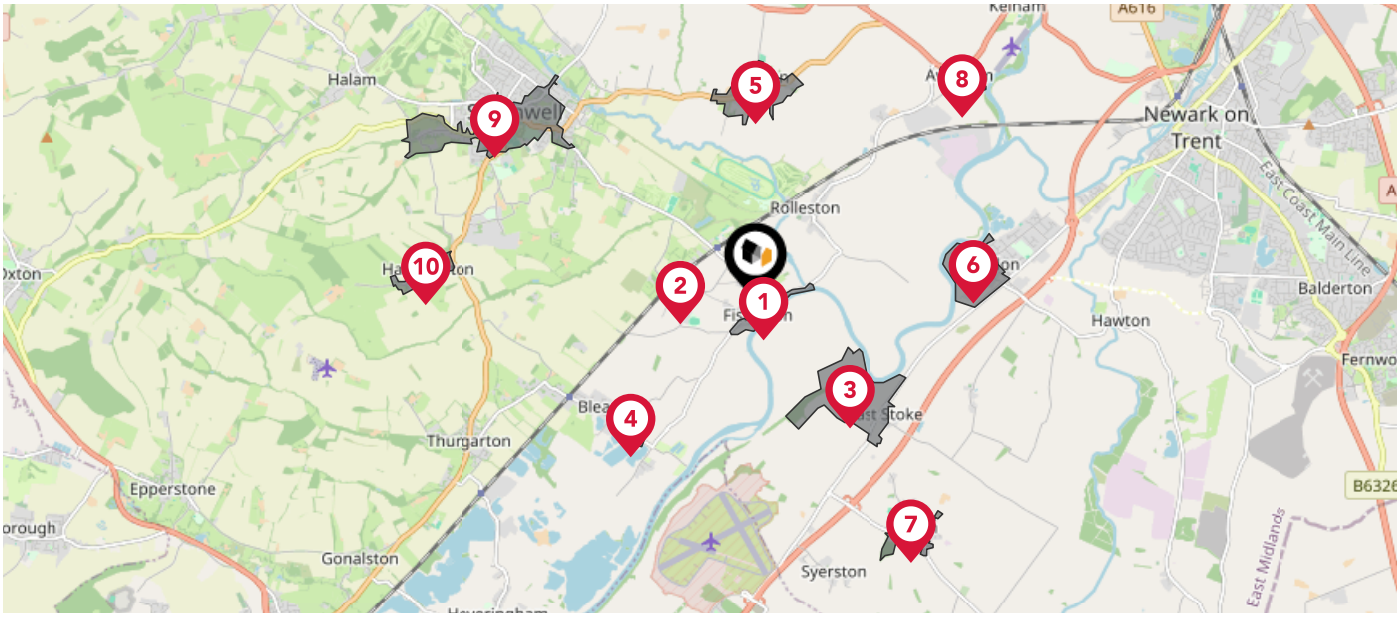
Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Fiskerton
2	Morton
3	East Stoke
4	Bleasby
5	Upton
6	Farndon
7	Elston
8	Averham
9	Southwell
10	Halloughton

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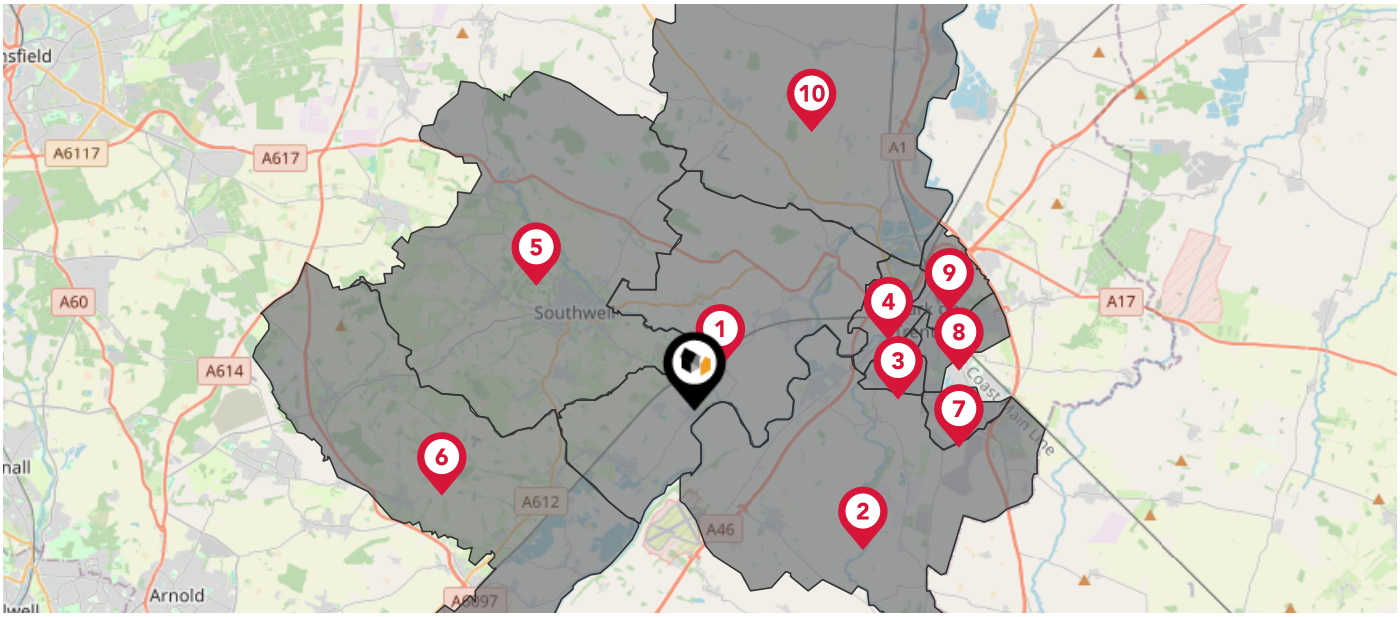
Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards	
1	Trent Ward
2	Farndon & Fernwood Ward
3	Devon Ward
4	Castle Ward
5	Southwell Ward
6	Dover Beck Ward
7	Balderton South Ward
8	Beacon Ward
9	Bridge Ward
10	Muskham Ward

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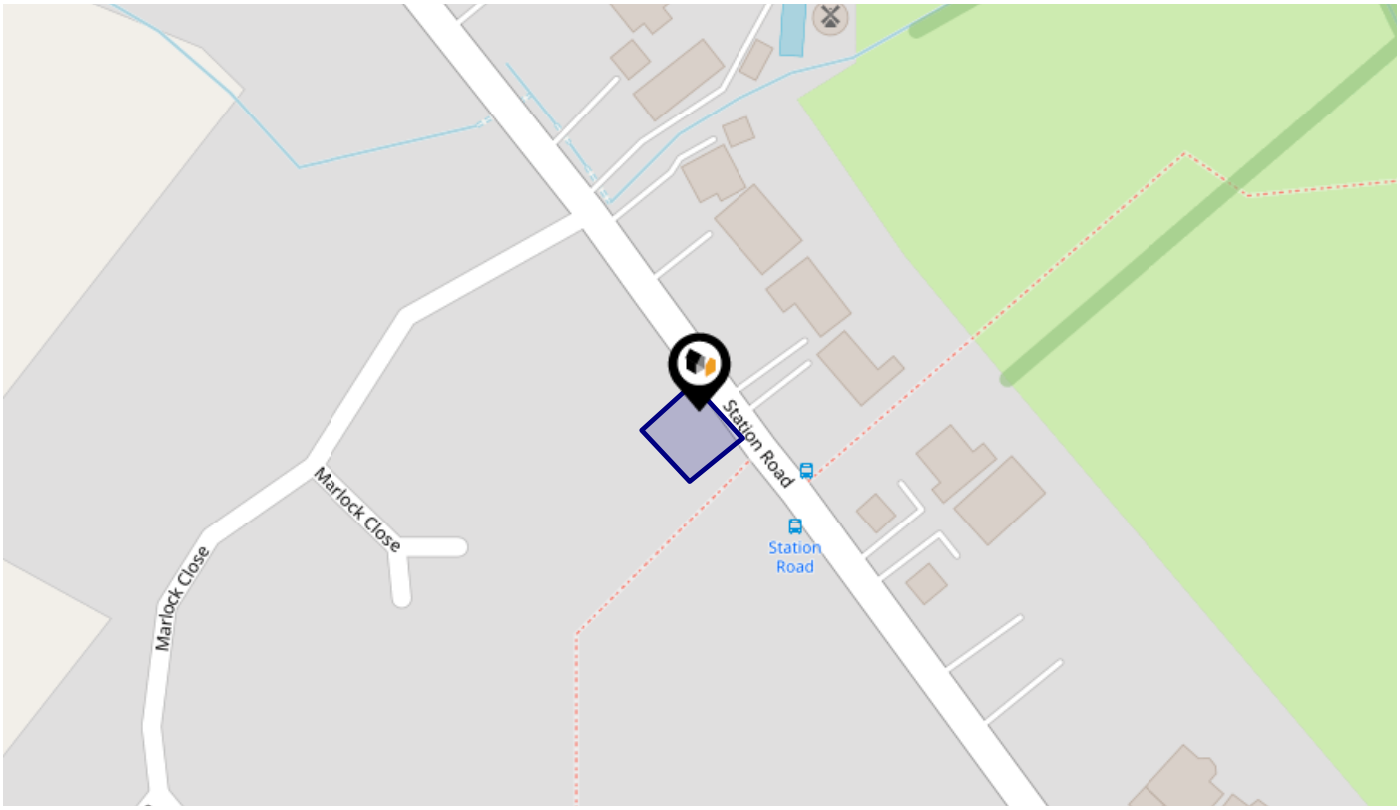
Maps
Rail Noise

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	
4	70.0-74.9 dB	
3	65.0-69.9 dB	
2	60.0-64.9 dB	
1	55.0-59.9 dB	

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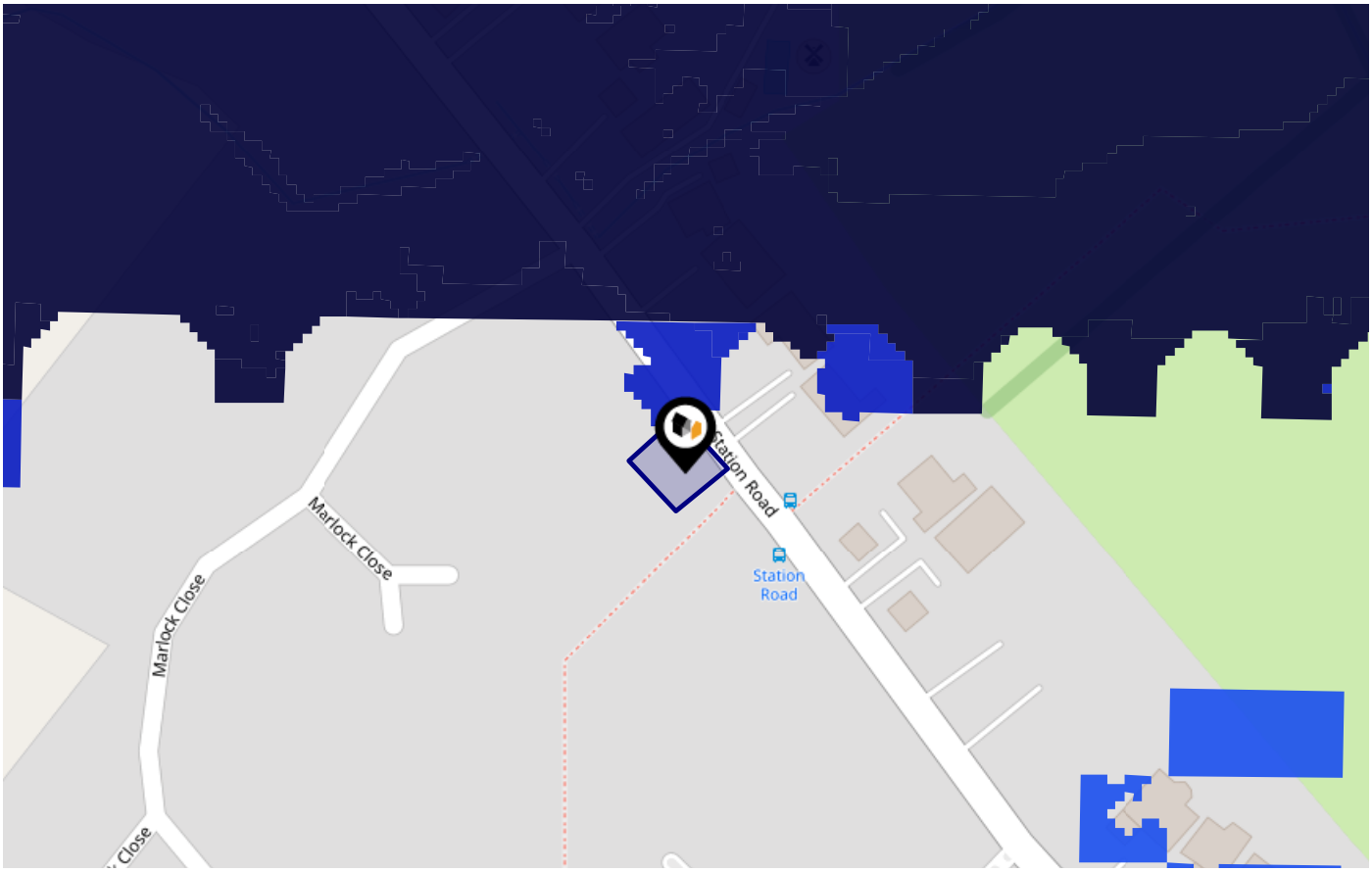
Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

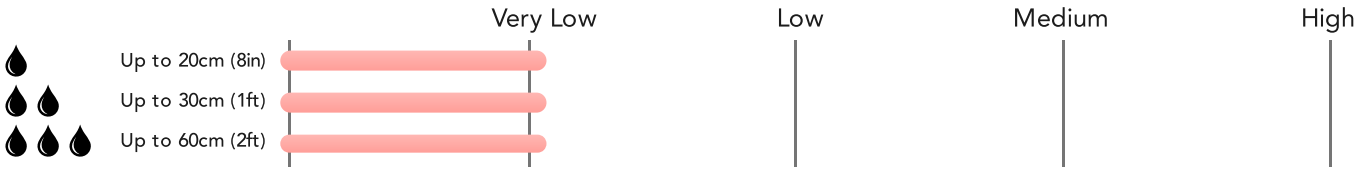


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- **High Risk -** an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- **Medium Risk -** an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- **Low Risk -** an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- **Very Low Risk -** an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:



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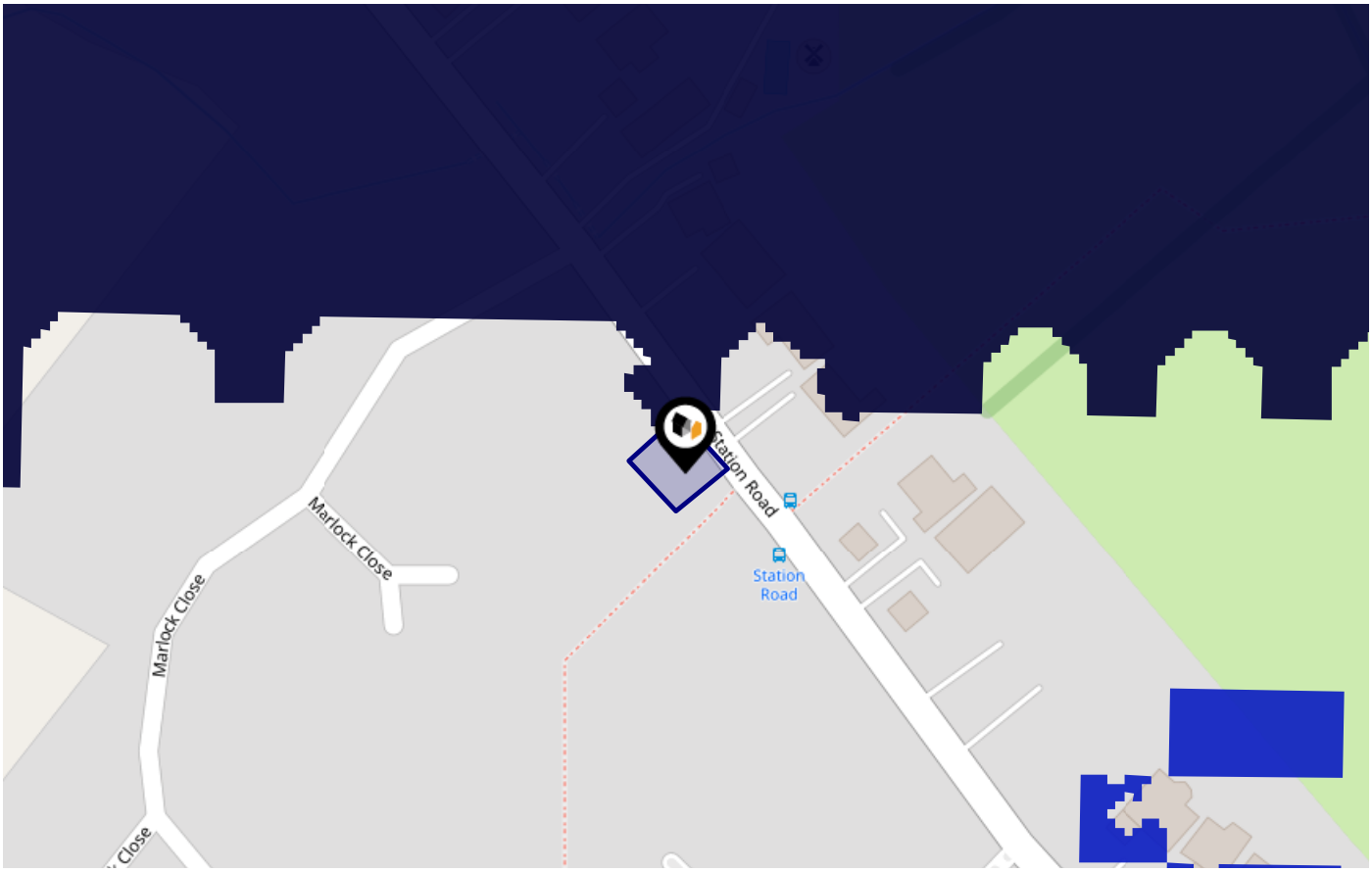
Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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Chance of flooding to the following depths at this property:

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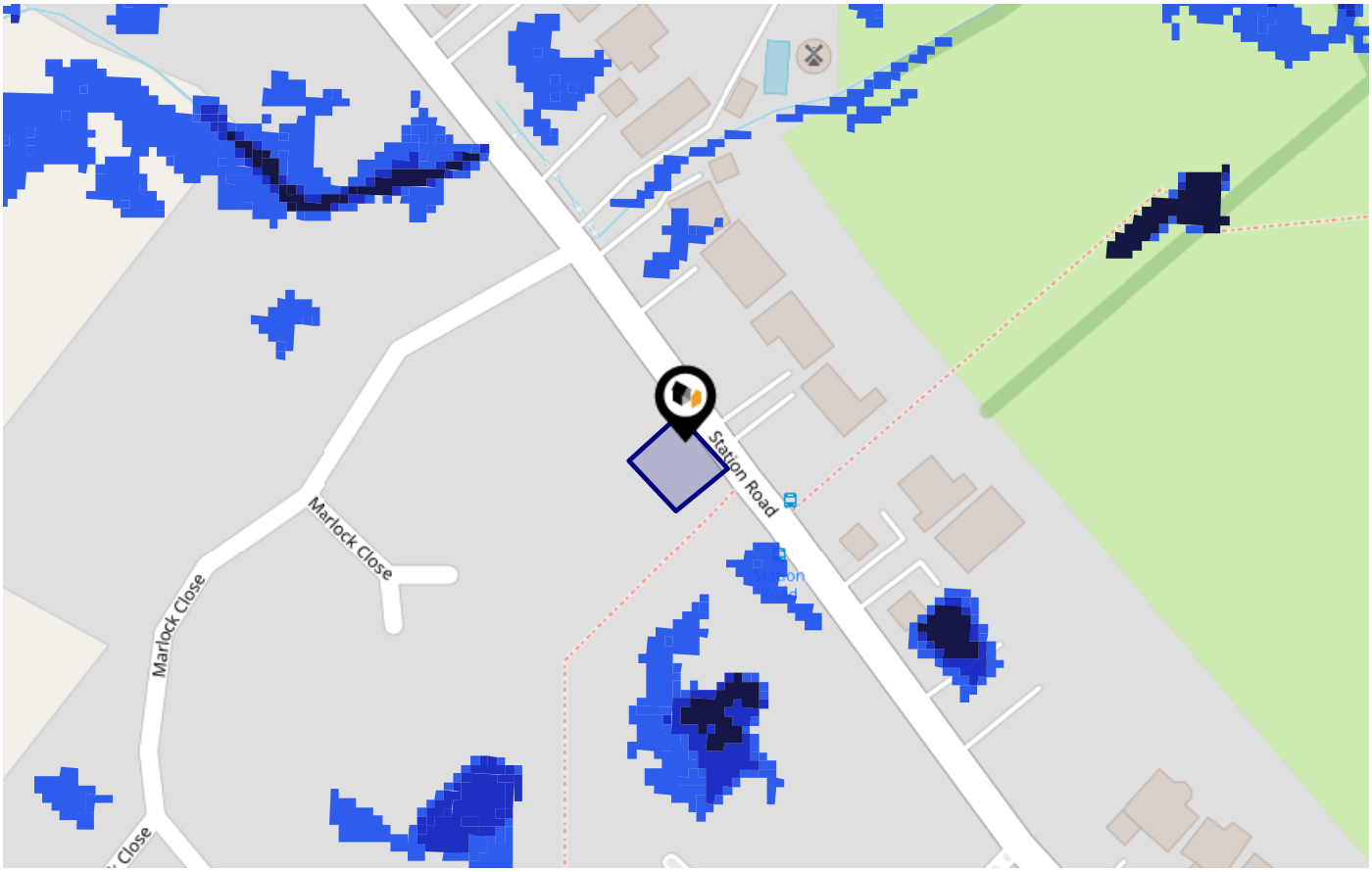
Flood Risk
Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



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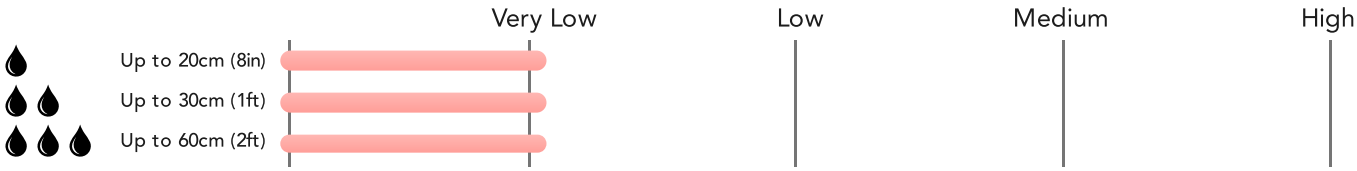

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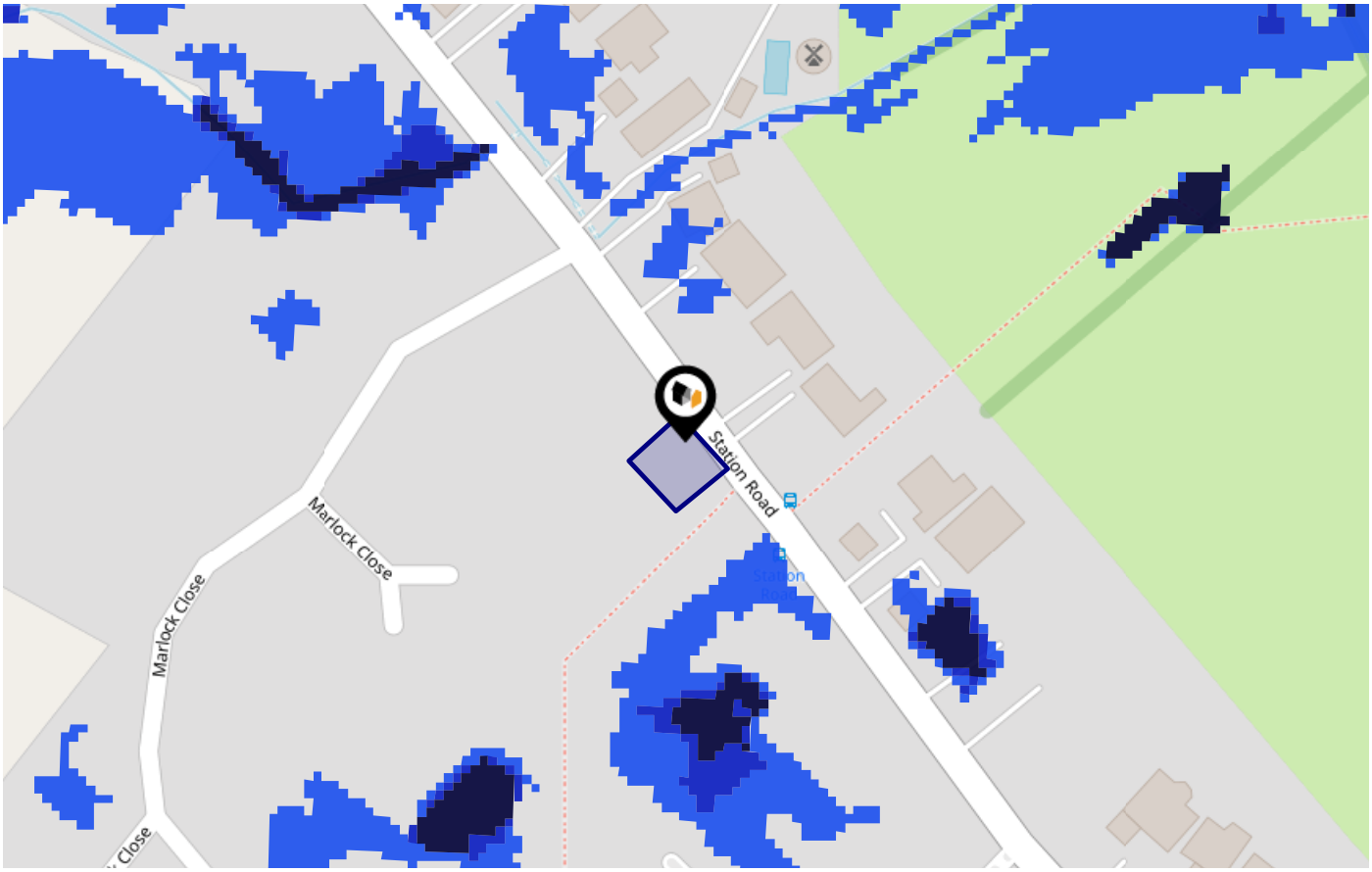
Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



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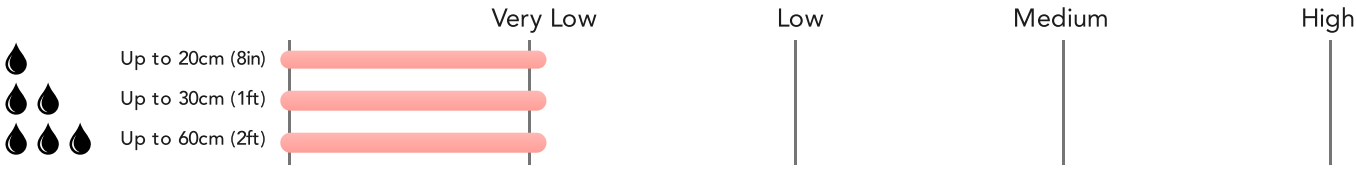

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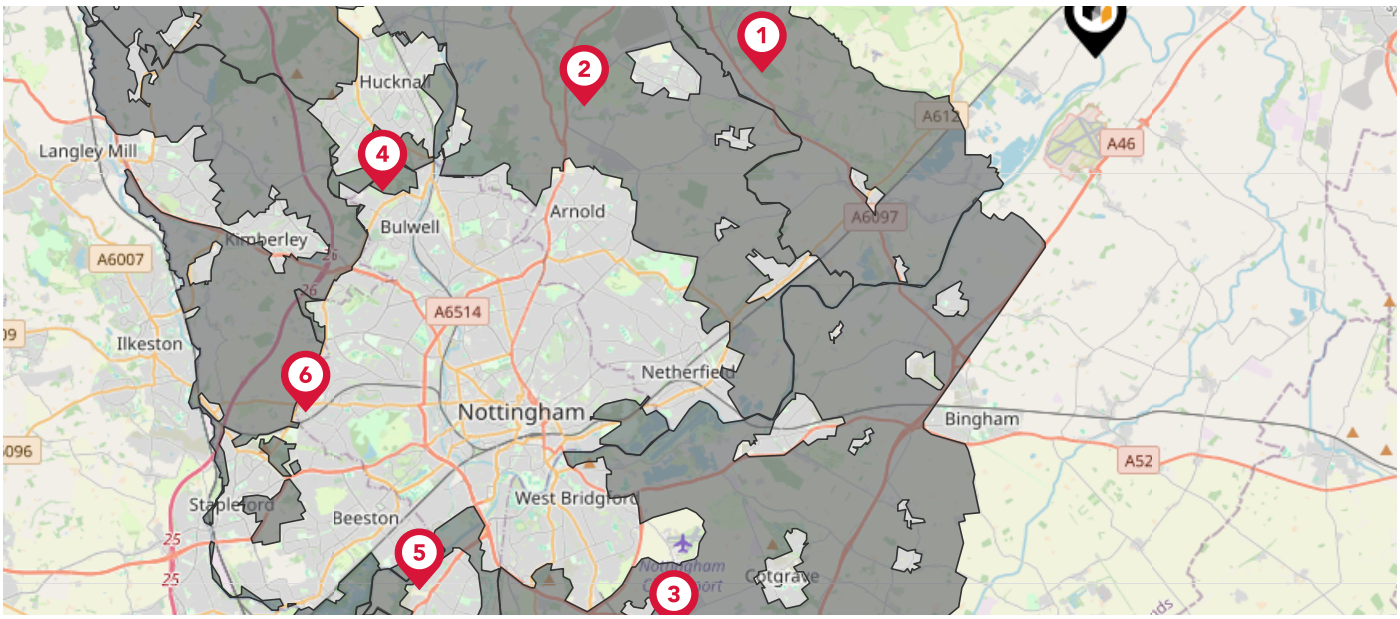
Maps
Green Belt

This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	Derby and Nottingham Green Belt - Newark and Sherwood
2	Derby and Nottingham Green Belt - Gedling
3	Derby and Nottingham Green Belt - Rushcliffe
4	Derby and Nottingham Green Belt - Ashfield
5	Derby and Nottingham Green Belt - Broxtowe
6	Derby and Nottingham Green Belt - Nottingham

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Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.

Nearby Landfill Sites

1	Fiskerton Tip/Landfill Site-Fiskerton Road, Near Southwell, Nottingham, Nottinghamshire	Historic Landfill
2	EA/EPR/ZP3497FA/V011	Active Landfill
3	Fiskerton Tip-Southwell, Nottinghamshire	Historic Landfill
4	British Waterways Hazelford Lock-The Nabbs Island In The River Trent, Hazelford Lock, Dredgng Site, Nottinghamshire	Historic Landfill
5	Hoveringham Ash Lagoons-Near Bleasby, Nottinghamshire	Historic Landfill
6	Hoveringham Ash Lagoons, Pit T-Near Bleasby, Nottinghamshire	Historic Landfill
7	Hoveringham Quarry, Rear Factory Premises-Hoveringham, Nottingham	Historic Landfill
8	Coneygre Farm-Hoveringham Lane,Hoveringham,Nottingham,Nottinghamshire	Historic Landfill
9	Coneygre Farm-Hoveringham, Nottinghamshire	Historic Landfill
10	Hoveringham Ash-Hoveringham Ash, Bleasby	Historic Landfill

Maps
Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

Listed Buildings in the local district	Grade	Distance
1 1268507 - Trent House	Grade II	0.2 miles
2 1370177 - The Bromley Arms Public House	Grade II	0.2 miles
3 1045550 - Eagle House And Anchor Down	Grade II	0.2 miles
4 1370175 - Rose Cottage	Grade II	0.2 miles
5 1045549 - Kelham Farmhouse	Grade II	0.3 miles
6 1302376 - Church Of St Denis	Grade II	0.5 miles
7 1370176 - Clumber House	Grade II	0.6 miles
8 1370156 - Pigeoncote At Manor Farm	Grade II	0.6 miles
9 1302264 - Sundial In Churchyard 11 Metres South Of The Porch Of Church Of Holy Trinity	Grade II	0.8 miles

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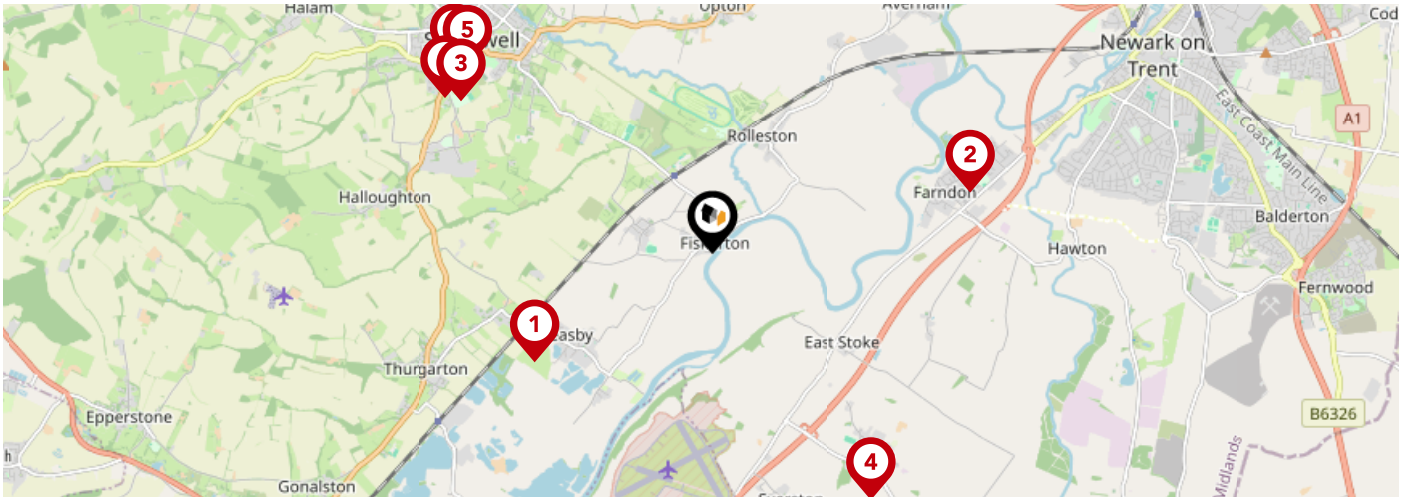
Area
Schools



	Nursery	Primary	Secondary	College	Private
1 Bleasby Church of England Primary School Ofsted Rating: Good | Pupils: 129 | Distance:1.85		✓			
2 St Peter's Crosskeys CofE Academy Ofsted Rating: Good | Pupils: 178 | Distance:2.36		✓			
3 The Minster School Ofsted Rating: Good | Pupils: 1647 | Distance:2.61			✓		
4 All Saints Anglican/Methodist Primary School Ofsted Rating: Good | Pupils: 91 | Distance:2.61		✓			
5 Lowe's Wong Anglican Methodist Junior School Ofsted Rating: Good | Pupils: 322 | Distance:2.74		✓			
6 Holy Trinity CofE Infant School Ofsted Rating: Outstanding | Pupils: 54 | Distance:2.75		✓			
7 Lowe's Wong Infant School Ofsted Rating: Requires improvement | Pupils: 170 | Distance:2.84		✓			
8 Flintham Primary School Ofsted Rating: Good | Pupils: 96 | Distance:3.27		✓			

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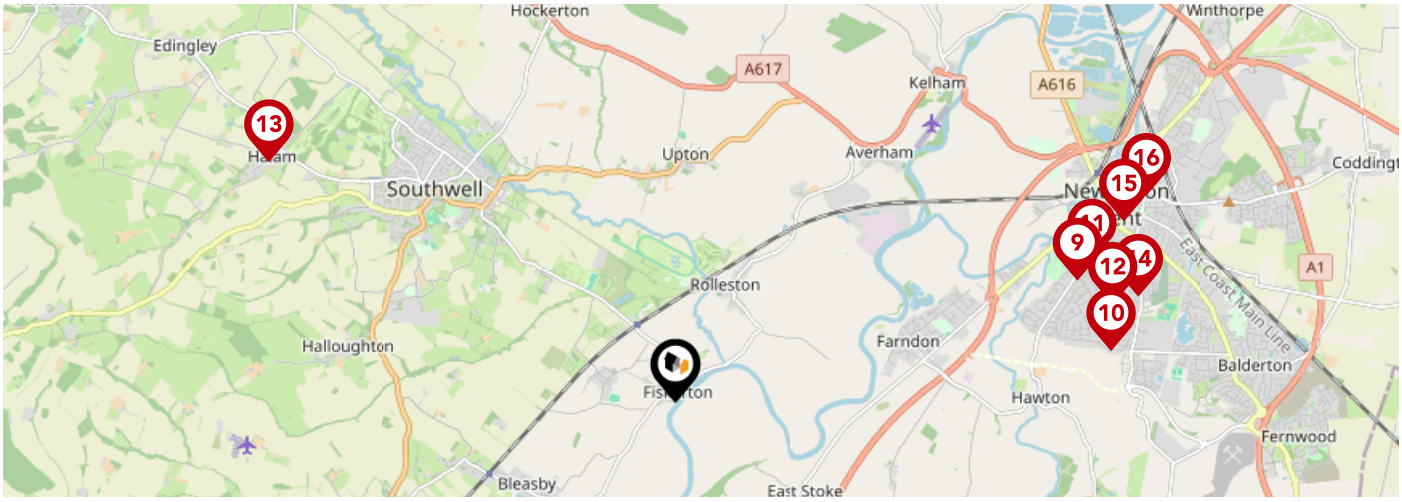
Area
Schools



	Nursery	Primary	Secondary	College	Private
9 **Holy Trinity Catholic Voluntary Academy** Ofsted Rating: Good | Pupils: 294 | Distance:3.75	☐	☑	☐	☐	☐
10 **The Sir Donald Bailey Academy** Ofsted Rating: Good | Pupils: 529 | Distance:3.91	☐	☑	☐	☐	☐
11 **Christ Church C of E Primary School** Ofsted Rating: Good | Pupils: 196 | Distance:3.92	☐	☑	☐	☐	☐
12 **The King's Church of England Primary Academy** Ofsted Rating: Good | Pupils: 256 | Distance:3.99	☐	☑	☐	☐	☐
13 **Halam Church of England Primary School** Ofsted Rating: Good | Pupils: 72 | Distance:4.2	☐	☑	☐	☐	☐
14 **Magnus Church of England Academy** Ofsted Rating: Good | Pupils: 754 | Distance:4.23	☐	☐	☑	☐	☐
15 **Mount CofE Primary School** Ofsted Rating: Good | Pupils: 211 | Distance:4.31	☐	☑	☐	☐	☐
16 **Lovers Lane Primary and Nursery School** Ofsted Rating: Requires improvement | Pupils: 148 | Distance:4.58	☐	☑	☐	☐	☐

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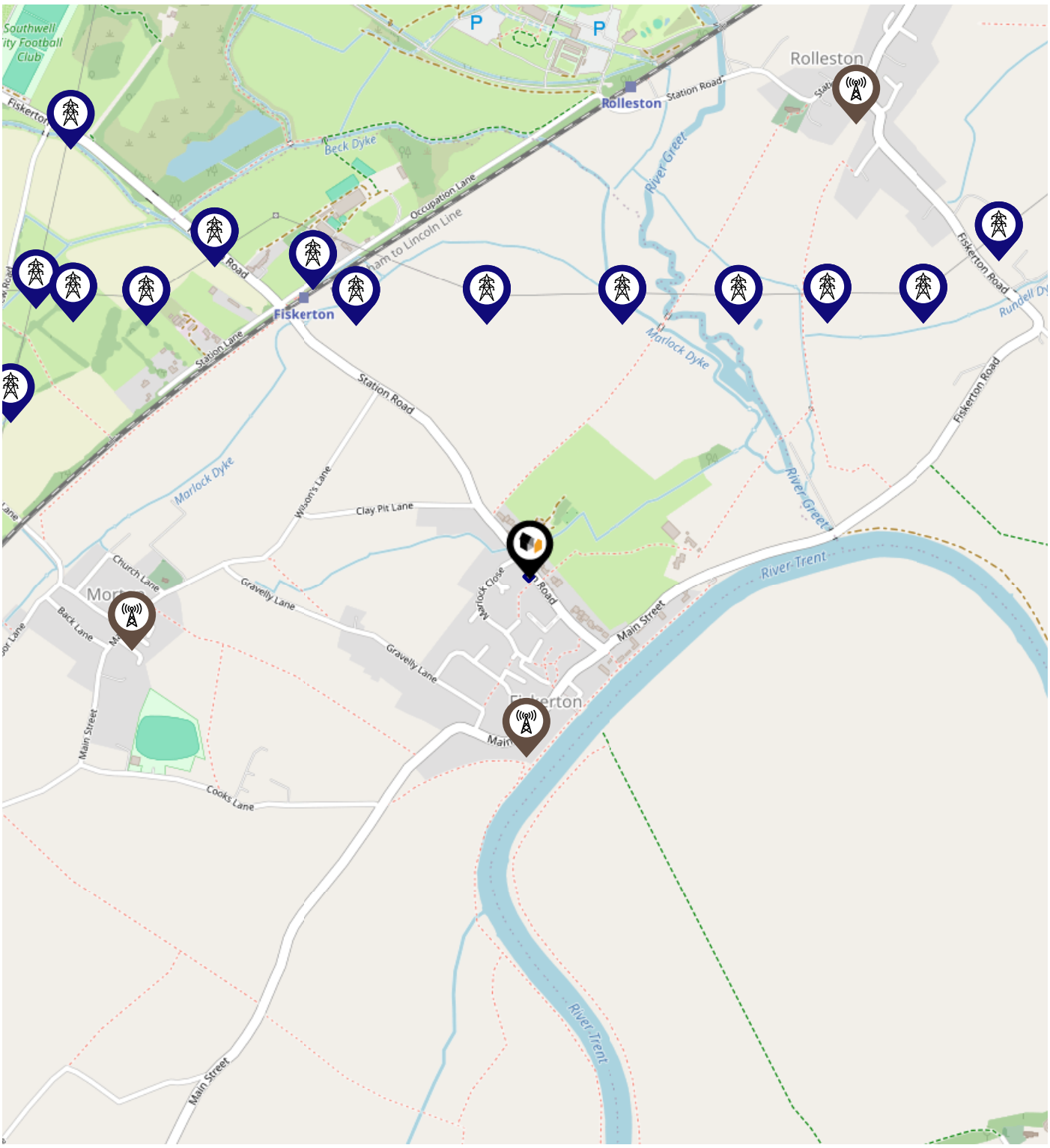
Local Area
Masts & Pylons



Key:

- Power Pylons
- Communication Masts

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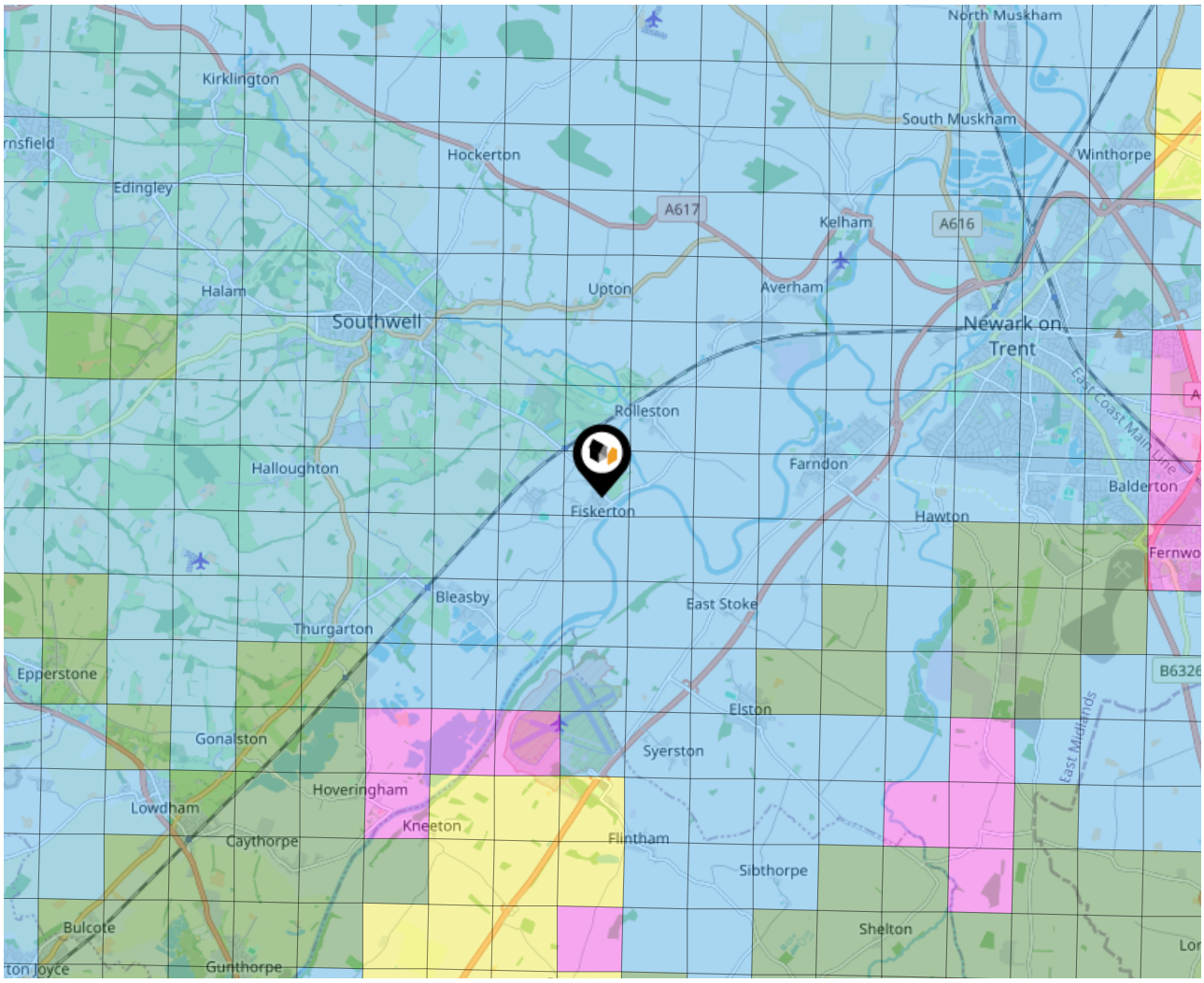
Environment
Radon Gas

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



This Property					
1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%

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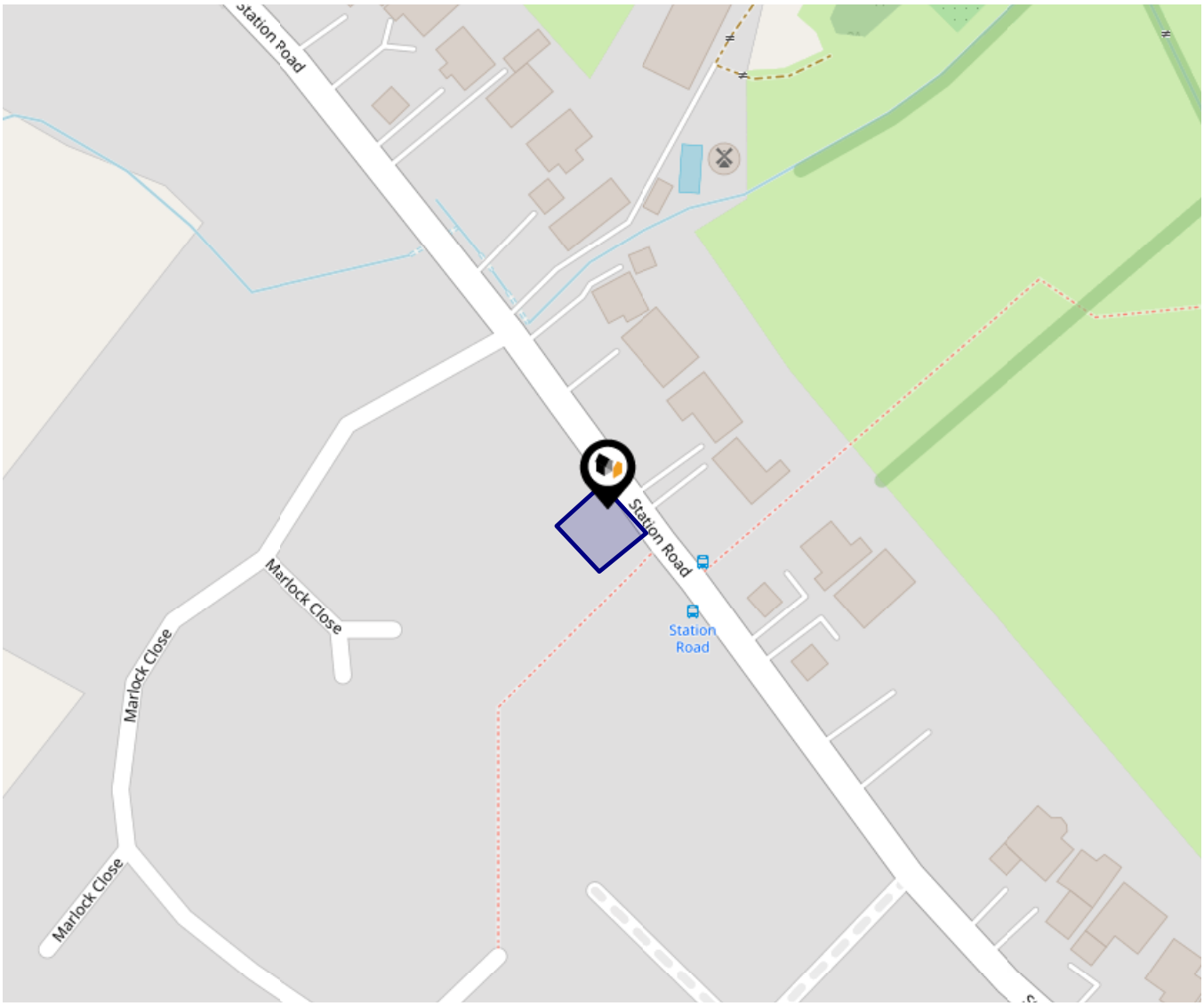
Local Area
Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

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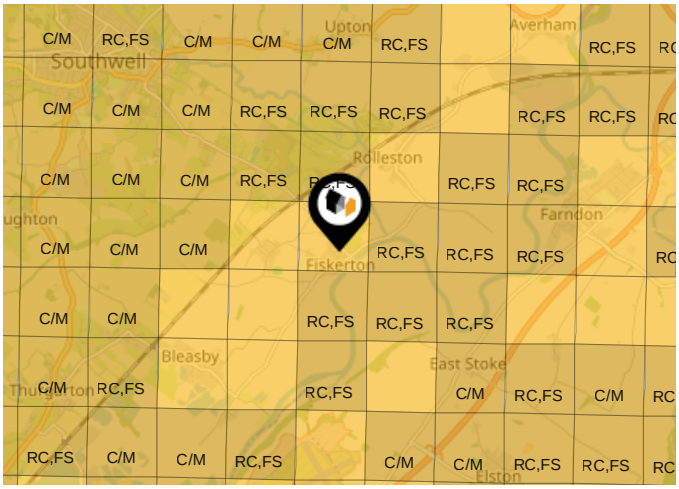
Environment
Soils & Clay

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	**Soil Depth:**	DEEP
Soil Group:	ALL		



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

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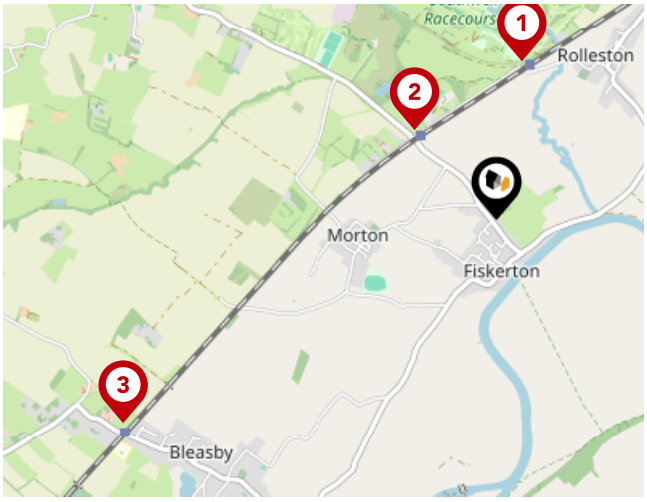
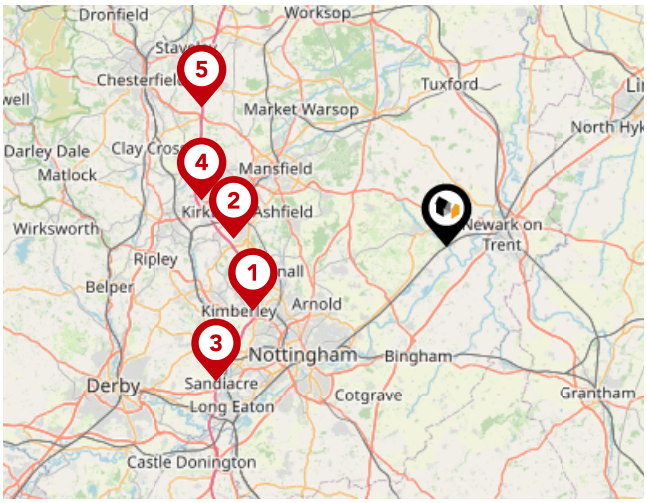
Area
Transport (National)



National Rail Stations

Pin	Name	Distance
1	Rolleston Rail Station	0.71 miles
2	Fiskerton Rail Station	0.54 miles
3	Bleasby Rail Station	1.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J26	14.54 miles
2	M1 J27	15.19 miles
3	M1 J25	19.08 miles
4	M1 J28	17.79 miles
5	M1 J29	20.03 miles

Airports/Helipads

Pin	Name	Distance
1	Finningley	29.8 miles
2	East Mids Airport	23.75 miles
3	Humberside Airport	43.17 miles
4	Baginton	53.2 miles

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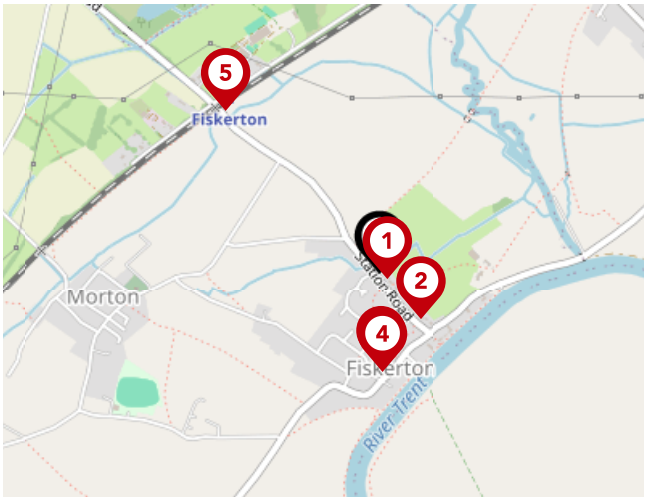
Area
Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Station Road	0.02 miles
2	Main Street	0.13 miles
3	Post Office	0.21 miles
4	Post Office	0.22 miles
5	Fiskerton Rail Station	0.5 miles

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Alasdair Morrison & Mundys

Lincolnshire's largest estate agency Mundys is expanding into Nottinghamshire after acquiring Alasdair Morrison and Partners in Newark and Southwell.

Mundys, which has two offices in Lincoln and one in Market Rasen, has bought the sales side of the business, taking the total number of offices Mundys owns up to five.

Alasdair Morrison has retained the residential lettings arm of the business as Alasdair Morrison Lettings and will operate as normal from the same offices. He will continue to work in the agency as a consultant.

Senior Partner Simon Bentley said the acquisition has significantly increased Mundys' presence across the East Midlands.

"We're delighted to have acquired Alasdair Morrison's long-standing property sales business," said Simon.

"Alasdair Morrison and Partners is one of the leading estate agents in the area and has provid

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Alasdair Morrison & Mundys
Data Quality

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Alasdair Morrison & Mundys

22 King Street, Southwell,
Nottinghamshire, NG25 0EN
01636 813971
chris.pick@amorrison-mundys.net
amorrison-mundys.net

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